

REAL ESTATE MARKET NEWS AND COMMENT

Upper East Side Theatrical Venture Revived by Sale on 78th Street.

SALE IN OLD SILK SECTION

Operator Buys Corner of Grand and Greene Streets—72d Street House Sold.

Professionals provided the most interesting transactions in the real estate market yesterday. In one deal on the upper East Side a buyer purchased two properties near other of his holdings, which is taken to mean the planning of a theatre building operation. In another case a well known operator purchased a corner in the old downtown silk district. Most interesting of the properties traded, which are not intended for speculation or improvement, it is supposed that something of the kind is on foot now.

UPPER EAST SIDE SALE.

John R. MacArthur has purchased from Nels C. Chase 175 and 171 East Seventy-eighth street, two three story buildings on lot 18x102.2 between Third and Lexington avenues. Mr. MacArthur owns 169 and 171 in the same block, the intervening house at 173 being owned by Emma Schwarz. This whole plot from 169 to 173 and an adjoining block have been under negotiation some months ago. Most of all having made an effort to get the property for a theatrical improvement. It is supposed that something of the kind is on foot now.

BUSY IN OLD SILK SECTION.

Charles Laut has purchased from Rosenwasser Bros., the northeast corner of Grand and Greene streets, three five story commercial buildings fronting 75 feet on Grand street and 210.4 feet on Greene street. The property is said to have cost Laut about \$175,000. It was owned for many years by the Watson estate and was occupied by merchants in the silk trade who have moved to the new garment district. Fourth avenue, the state tried to find an auction buyer for the group of buildings by offering the property in partition last May, but it was bid in at \$137,000. Subsequently the estate sold out to Rosenwasser Bros., leather manufacturers, who gave in payment the six story apartment house at 82 and 84 West Twelfth street. The downtown property was assessed a year ago at \$400,000 in transfer tax proceedings.

DR. LAMBERT BUYS A HOME.

EAST 52D STREET.—The Douglas Robins, Charles S. Brown Company has sold the estate of George F. Roberts, 43 East Seventy-second street, a four story and basement dwelling, on lot 22x102.2, to Dr. Alexander Lambert, who will occupy the house. Lambert recently sold his residence at 38 East Thirty-first street, through the late Dr. Charles McBurney, which owns 88, adjoining.

EAST 54TH STREET.—The Duran Realty Company, representing heirs of the estates of Irving and John Jones, has sold to a client of Joseph P. Day the plot 50.10x102.2 on the south side of Eighty-fourth street, 191.8 feet west of Second avenue.

EAST 57TH AVENUE.—A. W. Miller & Co. have sold for the Hensie Construction Company 2194 Eighth avenue, a five story double flat with stores, on lot 25x80, near 113th street. The Hensie Construction Company recently took this property in trade.

BRONX TENEMENT SALE.

MARION AVENUE.—Ernst & Kahn and Fred Wood have sold for Philip Watterson, the five story modern tenement house at 1915 Marion avenue, southwest corner of Elmwood place, on lot 25x100, a short distance of the Bergen county short cut of the Erie Railroad at Warren Point. Mr. Karl will subdivide the farm and develop it.

SOUTH ORANGE ESTATE SOLD.

Edward P. Hamilton & Co. have sold for the Hagameyer estate a residence and outbuildings, together with two acres of land, on Charlton avenue, South Orange, N. J.

CITY PROPERTY BUYERS.

The Cooperative Social Society, Herbert Parsons, president, is the buyer of the three tenements at 27 to 31 Barlow street, sold recently through Pepe & Bro. The society will erect a building for setting work.

OPTION ON 25TH ST. CHURCH.

Hugo E. Distelhurst has given the New Weiss Realities a sixty day option on the plot of the church property, South St. at 233 to 245 West Twenty-fifth street. Last week Mr. Distelhurst, as the second mortgagor, foreclosed the claim he held. He is now giving the earlier owners an opportunity to recover the property.

PLANS BRONX FLATS.

Plans were filed by the Tremont Architectural Company for two six story brick tenement houses, 48x62.5 and 52x54.7, on the southeast corner of Monroe avenue and 162d street, for the Cedar Construction Company, Joseph J. Lee, president, at a total cost of \$105,000.

CITY DWELLINGS RENTED.

Douglas L. Elliman & Co., with Post & Reed, have leased for the estate of George B. Post 129 East Sixty-ninth street, a five story American basement dwelling at the northwest corner of Lexington avenue, facing the Normal Coliseum, to S. Harold Freeman of Morrisania.

BUSINESS PROPERTY LEASES.

N. Brigham Hall and William D. Bloodgood have leases the entire tenth and fourteenth and one-half of the twentieth floor in 311 to 319 West Forty-third street, for a term of years at an aggregate rental of \$150,000, to Robert L. Morris, architect, and to J. L. Glaser, building owner and Harry Hall, the tenth floor of the fifth floor in the Architects Building to the P. & P. Corbin Com-

pany, hardware manufacturers, for a maintenance two stores, at 106 Lafayette and 39 West Thirty-eighth street, respectively, and they are disposing of them in favor of the new space in the Architects Building.

Goodwin & Goodman have leased to Alexander Schneeweis for a term of years the one story garage at 159 West 127th street.

B. Crystal & Sons have closed leases in the Crystal Building at 47 and 49 West street to the Hot Point Electric Company, Ward-Sauvage Drake Company, Wolf Safety Lamp Company and Edward Ehrhart.

The Douglas Robinson, Charles S. Brown Company with A. J. Robertson, have leased the entire sixth floor in 15 East Forty-seventh street to the Kramer Art Galleries of Paris.

TWO FIRMS TO UNITE.

M. Morgenstern Jr., Company announces that the real estate and auction business of John T. Thompson will be merged with their business on January 1. Thompson has been active in New York real estate for the last twenty years. He will become vice-president of the M. Morgenstern Jr. Company and will be manager of the sales and appraisal department.

John W. Ahern, who has been connected with E. H. Ludlow & Co., has been appointed appraiser for the Lawyers Mortgage Company.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and the Bronx.

(AT 14 VESEY STREET.)

By Joseph P. Day.

GREENWICH AV.—\$47,450.—Charlton, 30x8, 4 story, 1st fl., 100 ft. front, W. 14th st. et al., ex-apt. Charlton Greenwich, \$100,000, Dec 22; atty. Frank W. Mosher, 152 E. 60th st., mg. \$20,000.

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